031.0	0005	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,002,300	/	1,002,300
USE VALUE:	1,002,300	/	1,002,300
ASSESSED:	1,002,300	/	1,002,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33	-35	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEPE JAMES T &
Owner 2:	JENSETH ROSEMARY A
Owner 3:	
Street 1:	126 PROSPECT ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	COUTOUMAS ANGELA R -
Owner 2:	-
Street 1:	33 ADAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2597 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	544,100	5,500	452,700	1,002,300
Total Card	0.112	544,100	5,500	452,700	1,002,300
Total Parcel	0.112	544,100	5,500	452,700	1,002,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.98 | /Parcel: 385.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	544,400	5500	4,864.	452,700	1,002,600	1,002,600	Year End Roll	12/18/2019
2019	104	FV	408,400	5500	4,864.	481,000	894,900	894,900	Year End Roll	1/3/2019
2018	104	FV	408,400	5500	4,864.	350,900	764,800	764,800	Year End Roll	12/20/2017
2017	104	FV	383,400	5500	4,864.	305,600	694,500	694,500	Year End Roll	1/3/2017
2016	104	FV	383,400	5500	4,864.	260,300	649,200	649,200	Year End	1/4/2016
2015	104	FV	342,200	5500	4,864.	254,700	602,400	602,400	Year End Roll	12/11/2014
2014	104	FV	341,300	4700	4,864.	209,400	555,400	555,400	Year End Roll	12/16/2013
2013	104	FV	354,900	4700	4,864.	199,200	558,800	558,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUTOUMAS ANGEL	62069-385		6/21/2013		760,000	No	No		
COUTOUMAS KENNE	60480-111		11/14/2012	Estate/Div	1	No	No		
JONES ALFRED B/	33890-190		10/24/2001	Family	320,000	No	No		
JONES ALFRED B/	32650-89		3/1/2001	Family	1	No	No		
JONES ALFRED B	32624-366		2/20/2001	Family	1	No	No		
	16065-240		3/1/1985			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	MEAS&NOTICE	HS	Hanne S
10/7/2017	MEAS&NOTICE	HS	Hanne S
3/26/2009	Meas/Inspect	163	PATRIOT
4/17/2000	Inspected	263	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4864		Sq. Ft.	Site		0	80.	1.16	1									452,737						452,700	

Total AC/HA: 0.11166 | Total SF/SM: 4864 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 452,737 | Spl Credit | Total: 452,700

User Acct

21933

GIS Ref

GIS Ref

Insp Date

10/07/17

!2618!

PRINT

Date	Time
12/10/20	17:59:51

LAST REV

Date	Time
10/16/17	08:57:10
ekelly	
2618	

USER DEFINED

Prior Id # 1:	21933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	0.98000199
Adj $ / SQ:	179.866
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668460
Depreciation:	124334
Depreciated Total:	544126

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB		

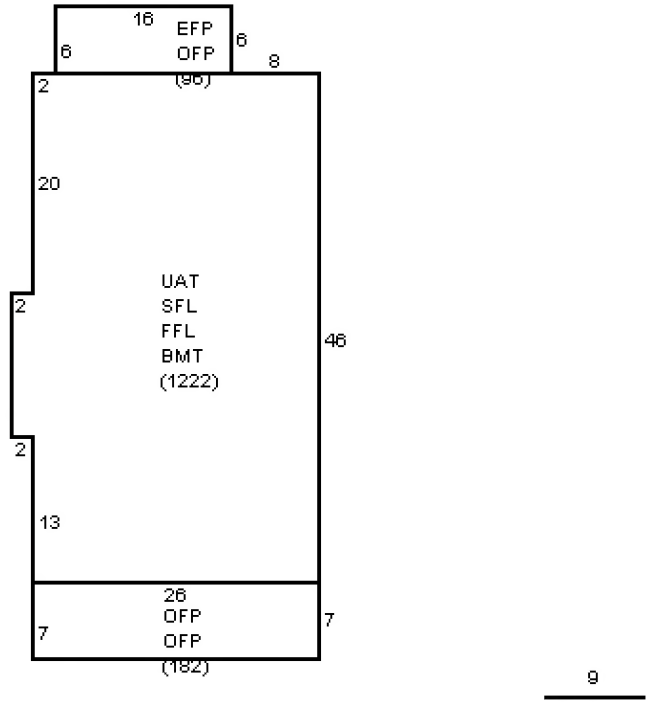
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.87
Special Features:	0	Val/Su Net:	120.16
Final Total:	544100	Val/Su SzAd	222.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	53.960	65,939
FFL	First Floor	1,222	179.870	219,796
SFL	Second Floor	1,222	179.870	219,796
OFP	Open Porch	460	19.690	9,055
UAT	Upper Attic	306	105.220	32,145
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	4,528			Total:	551,960
Size Ad	2444	Gross Are	5444	FinArea	2597

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	GD	1922	21.93	T	30	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:	Total: 5,500